

Minutes of the Salem City Council Meeting held on April 16, 2014 in the Salem City Council Chambers.

Worksession 6:15 p.m.

Mayor Brailsford discussed the Red Rock Development, which will be by the cemetery. Red Rock presented some ideas for their development after talking with Mayor Brailsford about some concerns. They showed an idea that Mayor Brailsford had with the cemetery and rather than having back yards facing the cemetery and requiring a right-a-way, the option of having a road next to the cemetery along with having the front yards facing the cemetery. The council liked the idea. The developer was going to make some changes to the development.

The council discussed the Curb and Gutter ordinance that is on the agenda. There were a lot of concerns regarding if curb and gutter should be required. Dave Johnson expressed his concern about the need for a master plan for the areas of the city where there is not curb and gutter. Feels that it would be good to have an idea of how it all fits together on a road, rather than piecing it together hoping it will all connect. There was discussion on doing a master planning of the road layout for curb and gutter. Councilperson Soren Christensen felt we would work on it a block at a time, and feels that we need to start someplace. After some discussion the idea of waiting until a master plan could be worked out and then revisit the ordinance again.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Randy A. Brailsford

COUNCIL PRESENT:

Mayor Randy A. Brailsford
Councilperson Janie Christensen
Councilperson Craig Warren
Councilperson Soren Christensen
Councilperson Sterling Rees

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept.
Bruce Ward, Public Works/Engineer

Excused:

Councilperson Aaron Cloward

OTHERS PRESENT

Tom Scribner, Dave Olsen, Fred Clark, Phil Spainhower, Alan Curtis, Devan Hone, Nathan Davis, Rodney Onsworth, T.J. Bills, Charlyn Watkins, Austin Hanks, Karlee Memmott, Derek Whitaker, Kaila Olsen, Summer Lytle, David Adams, Steven Bearson, Lee Evans, Linda Evans, Rod Christensen, Jill Christensen

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Brailsford asked if anyone would like to give a motivational or inspirational message. Councilperson Craig Warren stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Sterling Rees invited those who wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

Mayor Brailsford stated the public hearing was continued from the March 19, 2014 council meeting to be on tonight's council agenda. It was also continued in Planning and Zoning meeting. Planning and Zoning did not act on it, as the developer was looking at some changes. Mayor Brailsford requested the public hearing be reposted when we are ready for it.

3. PUBLIC HEARING

a. Red Rock Capital – Zone Change Request on the Sabin Orchard Property Located at 830 S. 130 E. from A-1 to R-10

MOTION BY: Councilperson Soren Christensen to reschedule the public hearing when it is ready.

SECONDED BY: Councilperson Janie Christensen.

VOTE: All Affirmative (4-0).

4. APPROVAL ORDINANCE AMENDING THE SALEM MUNICIPAL CODE WITH RESPECT TO INSTALLATION OF CURB AND GUTTER

This item was discussed in work session. There are still some concerns with the curb and gutter. The recommendation was to look at doing a master plan of the road for curb and gutter so we are not piecing together and trying to make it work.

MOTION BY: Councilperson Craig Warren to Deny Ordinance Amending the Salem Municipal Code with Respect to Installation of Curb and Gutter at this time.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

5. ROD CHRISTENSEN – Preliminary Plat Approval for Twin Home Lots at Approximately 160 East Center Street.

Rod Christensen explained he purchased property at approximately 160 East Center and would like to divide the property into two lots and build a twin home. The homes would be made of brick, and they will meet all of the requirements for a twin home. Rod is asking for approval tonight. It has been to DRC and Planning & Zoning, both recommended approval of it.

MOTION BY: Councilperson Janie Christensen to approve Rod Christensen preliminary plat for twin home lots at approximately 160 East Center Street.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

6. APPROVE ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON RESIDENTIAL SUBDIVISION APPROVAL

Mayor Brailsford reported on the concerns with city infrastructure right now, especially with Storm Drain, the Power Grid, Sewer Treatment and regulations with it from the state, with PI, he feels we need to take a moment and really look at our infrastructure to make sure we can handle the growth. The moratorium is not going to stop developers from coming in and asking questions, we just won't be able to approve any during the moratorium. We can't expect to have current residents pay for the infrastructure needed for new residents, this should be up to the developments. Mayor Brailsford stated that back in May 2012 the council approved a discount on impact fees to help with growth at the time. We have about 1700 homes in Salem.

Bruce Ward went over the subdivisions that have gone through a portion of the approval process to where the moratorium would not affect them. With those subdivision there are 11 subdivisions and 805 building lots within those 11 subdivisions. This does not include the empty lots in existing subdivisions, which is about 200.

Bruce Ward stated with the storm drain program the state has put us on, we will be doing a lot of work with Strom Drain. The sewer system and plant also need to be reviewed, especially the treatment plant because of regulations the state has put on it. Mayor Brailsford stated the concerns with Roads, Public Safety and Recreation. He also stated the moratorium would only be on for six months, which is as long as the state will allow.

Councilperson Soren Christensen read a letter from Councilperson Aaron Cloward and requested it to be in the minutes:

I wanted to provide this letter in support of the idea for a moratorium. I believe with the growth we are currently experiencing, as well as what we have currently approved, that we may be at risk of outpacing our infrastructural capabilities, and also our ability to provide responsible and common sense growth within our city.

I would like to see us take a step back, re-evaluate and catch up with the flood of request that we have already accommodated. I think that although this is an inconvenience, that it is responsible planning, and that it would help the city catch up on our currently approved projects, as well as the federally mandated issues that we have been presented with at this time.

For the record, I am in support of approving a moratorium at this time.

Steve Bearson, who is a property owner on the west side of the city, stated he would hate to see the city slow growth. He was told by Mayor Henderson their property would be a key commercial zone to the city and it would be able to be developed. He feels the city is stopping that from happening. It was stated the moratorium is only on for six months.

Dave Adams stated he appreciates the ability to be able to still meet with the city and talk about concepts.

Mayor Brailsford stated during this time, we will look at the infrastructure needed for the city, as he mentioned before. We need to make sure we can accommodate the growth. We have hired Richard Heap part-time to help with infrastructure and planning it out.

Alan Curtis stated he is concerned with how the moratorium will affect his property and what it could be sold for.

Councilperson Rees stated he is concerned that we are limiting the ability of the property owners to be able to sell their property, wondering if the six months really will make a difference.

Councilperson Warren stated with the six month moratorium, it will make a big difference with what we need to do for the storm water regulations.

Matt Marziale stated with the city crews, we are very limited on maintaining what we currently have, it would be good to evaluate the infrastructure and the needs.

Mayor Brailsford stated with the seven directors the city has, they were all in support of the moratorium.

Derrick Whittaker asked if the city would be hiring staff to help with the infrastructure. Mayor Brailsford stated again, that we have hire Richard Heap to help with it and other projects.

Clark Crook stated the power department is doing a load study to see where we stand on our power, and the study is about completed. We are also working on the Arrow Head Substation and expanding it. This will all take time, but we need to get the study done first to see where we are at.

Councilperson Rees asked if the Summer Spring development is considered as one of the developments that can still go through the approval process. It was stated they are, but there is still a lot of work that has to be done on their development. Attorney Baker stated

they are not, as they did not submit the plans, but they are a ways out from turning plans in. The moratorium is only for six months.

MOTION BY: Councilperson Soren Christensen to approve Ordinance 41614 Establishing a Temporary Moratorium on Residential Subdivision Approval for six months.

SECONDED BY: Councilperson Craig Warren.

VOTE: Councilperson Janie Christensen; Aye, Councilperson Sterling Rees; Nay, Councilperson Soren Christensen; Aye, and Councilperson Craig Warren; Aye. (3 Aye, 1 Nay).

7. APPROVE MINUTES OF APRIL 2, 2014

Mayor Brailsford asked for approve of the minutes from April 2, 2014.

MOTION BY: Councilperson Craig Warren to approve the minutes as written.

SECONDED BY: Councilperson Soren Christensen.

VOTE: All Affirmative (4-0).

8. APPROVE BILLS FOR PAYMENT

Mayor Brailsford stated will come back to the bills.

Mayor Brailsford asked for a motion to approve the bills.

MOTION BY: Councilperson Janie Christiansen to approve the bills for payment.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (4-0).

Mayor Brailsford stated the amount of the bills being approved tonight is \$243,982.

COUNCIL REPORTS

9. MAYOR RANDY BRAILSFORD

Mayor Brailsford wanted to make sure each of the council have had an opportunity to meet with the directors and supervisors to go over the budget with them.

Mayor Brailsford reported the restrooms at the soccer field/cemetery are coming along. We have also asked each of the LDS Stakes to ask for volunteers to help with the brick laying of the building. Steve Cox is also getting the new area of the cemetery ready to hydro seed in the next couple of weeks.

10. COUNCILPERSON STERLING REES

Councilperson Rees reported the power is going well. The city has 13 eagle projects that are available at the recreation office.

11. COUNCILPERSON JANIE CHRISTENSEN

Councilperson Janie Christensen reported the library has received a grant for library books. The library will also be doing a music and flame on May 2. The Miss Salem Pageant is on June 6. The sewer plant continues to have daily foaming. Bruce Ward stated the foaming started around the first of April, and we have responded to the State.

Councilperson Christensen also reported we are getting bids for the carpet at the Community Center.

12. COUNCILPERSON AARON CLOWARD

Councilperson Cloward was excused.

13. COUNCILPERSON SOREN CHRISTENSEN

Councilperson Soren Christensen reported we are having problems getting water for the PI, as we are waiting on the Highline Canal to get water. The water department has been shutting PI valves and getting ready for the PI water. They have also been doing water meter reads.

14. COUNCILPERSON CRAIG WARREN

Councilperson Craig Warren reported the roads department has finished with crack sealing. The preparation for the Easter Egg hunt is going well.

15. PUBLIC SAFETY – CHIEF BRAD JAMES

Chief Brad James reported the Emergency Management Committee met last night. They discussed the Great Shake Out and how it will be tomorrow at 10:15 a.m. He encourages residents to get involved with it.

16. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson did not have anything to report tonight.

17. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

Mayor Brailsford thanked Bruce Ward for all of his work, he will be greatly missed at the city and wish him luck with his new job.

18. ATTORNEY S. JUNIOR BAKER.

Attorney Junior Baker did not have anything to report tonight.

19. JEFFREY NIELSON, CITY FINANCE DIRECTOR/RECORDER

Jeff Nielson did not have anything to report tonight.

20. MATT MARZIALE, RECREATION DIRECTOR

Matt Marziale reported the restrooms are coming along at the cemetery/soccer field. Pickle Ball court is also coming along and should be finished soon. City crew is working with Spring Clean-up, getting straw on the sewer plant lagoons, working on pot holes, and other projects. June 1, will start on the parking lot by Mount Loafer Recreation Complex. There are a lot of projects going on, having a hard time getting them all done. He also reported on Mike Pritchett's email about the foaming at the sewer plant, and how it has been the last 22 days.

21. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook did not have anything to report tonight.

Mayor Brailsford turned the time over to the Youth Council. The Youth Council reported they are getting ready for the Easter Egg Hunt and helping the Fire Department out with it. They will also be helping with the fishing day on May 13. Mayor and Council thanked them for all they do.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sterling Rees to Adjourn City Council Meeting.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 8:00 p.m.

Jeffrey Nielson, City Recorder